



**County of Orange**

**MEMO**

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**FILE:** PA 01-0100

**DATE:** January 14, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA01-0100 for Site Development Permit for grading in excess of 500 cubic yards on slope of 15% or more.

**LOCATION:** 31731 Secoya Way, Coto de Caza

**APPLICANT:** David Fink

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**I. NATURE OF PROJECT:**

The subject site is located in the northern portion of Coto de Caza and is surrounded by a substantial amount of open space due to the rural setting of the area. The topography in the area consists of rolling hills with two ridgelines that compose the Canada Gobernador Valley. The Coto de Caza community is zoned Specific Plan. The project site is located in Planning Area 1 and is designated as Rural Residential on the Development Map for the Coto de Caza Specific Plan. The Coto de Caza Specific Plan has been prepared for the County of Orange to systematically implement the provisions of the General Plan and to regulate growth and development

Zoning Code Section 7-9-139 "Grading and Excavation" stipulate that a Site Development Permit is required for grading more than 500 cubic yards if on a building site with slopes greater than 15%. Approximately 12,340 cubic yards of cut will be performed and approximately 8,630 cubic yards will be used as fill. A total of 3,700 cubic yards will be moved off site.

The applicant is proposing to do mass grading on the property in order to create a new driveway, create pads for accessory structures on the property, and renovate parts of the existing home. The majority of the grading will be done on the west side of the property, where 6,600 cubic yards of fill will be added to level it out for recreational purposes. The proposed new front entry and driveway will require approximately 4,800 cubic yards of earth to be moved. Directly behind the house at the base of an existing hill approximately 3,700 cubic yards of earth will be moved in order for a swimming pool to be constructed. At the north end of the property approximately 3,500 cubic yards will be graded to create areas for a tennis court and three irrigation lakes.

The proposed grade of the driveway will range between 5% to 10% for the first 18' of the driveway and then increase to 16% as it climbs toward the garage level. A roundabout in front of the entrance of the residence will have a 17% grade. The maximum grade of 17% is permitted as outlined by the Zoning Code Section 7-9-145.2(e). The Traffic Section reviewed the plans and issued no comments.

Precautions must be made in order to insure stability in the earthwork due to the major change in the topography of the land. Subdivision and Grading issued comments relating to the project and are included as conditions of approval contained in Appendix B.

The residence was originally permitted for use and occupancy in March 1990. The existing residence is 6,358 sq. ft. with a 1,301 sq. ft. garage. The three-story home consists of five bedrooms, four and one half bathrooms, living room, dining room, kitchen, game room, family room and study. The applicant is proposing to add 882 sq. ft. to the home with 29 sq. ft. to be added to the garage. The addition to the residence will include an exercise room, music room, master bath, an addition to the kitchen, and a trash enclosure addition on the western side of the home. The proposal meets all required setbacks and height requirements. Plans were sent to the Los Ranchos Community Association and approved on November 20, 2001.

Accessory structures are proposed on the property and include a cabana, sport courts, pool/spa, and a BBQ area. A dumpster and utility enclosure with retaining walls will be located on the eastern portion of the property. A proposed driveway/maintenance road, to be located off Via Pajoro, will access the trash enclosure.

Several easements border the property. An open space easement runs through the western portion of the property, while a 10' electrical easement runs through the eastern portion of the property. Easements on the property will not be effected.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Section 7-9-150 "Discretionary Permits and Procedures", Section 7-9-156 "Specific Plans", and Section 3 of the Coto de Caza Specific Plan "Rural Residential".

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**III. ENVIRONMENTAL DOCUMENTATION:**

Negative Declaration No. PA 01-0100 has been prepared and was posted for public review from December 13, 2001 to January 10, 2002. It is attached in Appendix A for your consideration and must be found adequate to satisfy the requirements of CEQA prior to project approval.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Section Chief  
CPSD/Site Planning Section

#### **ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval  
Appendix C – Aerial Photograph

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.